11060 - 97 Avenue, Grande Prairie AB

IDEAL WAREHOUSE OR LIGHT MANUFACTURING FACILITY

IDEAL WAREHOUSE / SHOWROOM SALES OR LIGHT MANUFACTURING FACILITY

Showroom, warehouse area, and finished mezzanine

Mezzanine area includes 2 offices, kitchen / staff area, and boardroom

Very clean and well maintained space

Easy access to this high traffic location on 97th Avenue in Richmond Industrial Park

Racking inclusion negotiable

Front and rear parking

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IDEAL WAREHOUSE OR LIGHT MANUFACTURING FACILITY

FOR LEASE

PROPERTY DETAILS

LEGAL DESCRIPTION		9423874; Block 1; Lot 3A
ZONING		IG Zoning
YEAR BUILT		1997
LOT SIZE		1 acre
TOTAL AVAILABLE AREA	Showroom	±4,000 sq. ft.
	Warehouse	±9,375 sq. ft.
	Mezzanine	±6,250 sq. ft.
	Parts Area	±2,250 sq. ft.
	TOTAL	±21,875 sq. ft.
GRADE LOADING		(2) 10′ x 10′ overhead doors
CONSTRUCTION		Steel frame
COLUMN SPACING		17.5′
CEILING HEIGHT		24′ clear
POWER		200 amp *To be confirmed*
HEATING		Forced air heating / HVAC
LIGHTING		Fluorescent
YARD		Rear parking / yard area
TAXES (2020)		$44,275.20
LEASE RATE		Main Floor: $13.00 Mezzanine: $6.50
AVAILABLE		July 1, 2021

*(Sub) Tenant / Purchaser is responsible to confirm the electrical service to the premises / building and ensure it is sufficient for their intended use.

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